

AWS

CHARTERED SURVEYORS &
PROPERTY CONSULTANTS

**UNIT 14A
SWORDFISH WAY
SHERBURN IN ELMET
LS25 6NG**

SINGLE STOREY OFFICE/SHOWROOM FACILITY

1,750 SQ FT (164 SQM)

VIEWING STRICTLY BY APPOINTMENT ONLY

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DETAILS

LOCATION

Swordfish Way is part of the long established highly successful industrial complex at Sherburn situated to the east of Leeds benefitting from excellent access to the A1 and the motorway network and being in an excellent location to serve the greater Leeds, North and West Yorkshire conurbations.

DESCRIPTION

14a Swordfish way comprises a single storey office/showroom facility which is split to provide a large open plan office with additional private office and canteen amenities.

The property is fully heated and lit and benefits from excellent parking areas externally.

PLANNING

We understand the property has planning consent for B1, B2 and B8 use.

ENERGY PERFORMANCE CERTIFICATE

An EPC is available upon request.

RATEABLE VALUE

We understand the rateable value of the property is £14,000.

ACCOMMODATION

(all areas are gross internal)

UNIT 14A SWORDFISH WAY	SQ FT	SQ M
OFFICE/SHOWROOM	1,750	164



MISREPRESENTATION ACT

TERMS

Unit 14a is available to lease for a term to be agreed at a rental of £15,000 pax.

Unit 14a can be purchased in conjunction with unit 14b which as a floor area of 2,414 sq ft which is currently let giving an opportunity to acquire a part let investment.

Price on application.

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ANTI MONEY LAUNDERING REGULATIONS

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required.

SUBJECT TO CONTRACT